39B

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-5735

Karen Johnson Davidson County
Batch# 328674 DEEDWARR
12/12/2019 10:52:11 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20191212-0128189

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $750,000.00

Affiant

Subscribed and sworn to before me, this the 10th day of December, 2019.

Notary Public
My Commission Expires: 3/18/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James Alan Barton and Melissa Ann Barton 8548 Cub Creek Road Nashville, TN 37209	NEW OWNER	077-00-0-077.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Phyllis T. Elliott, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **James Alan Barton and Melissa Ann Barton, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, situated on the North side of Cub Creek Road and more particularly described as follows:

Commencing at an iron pin in the Southwest corner of the Paul Miller tract as of record in Book 8895, Page 188, said iron pin in the Northern right of way margin of Cub Creek Road; thence with said right of way S 54° 32' 18" W 434.98 feet to the point of beginning; thence continuing on the same hearing 55.07 feet to an iron pin; thence leaving said right of way N 60° 14' 55" 349.87 feet to an iron pin; thence N 36° 28' 48" W 747.42 feet to an iron pin; thence S 81° 58' 34" W 245.09 feet to an iron pin; thence N 36° 28' 48" W 336.93 feet to an iron pin; thence N 6° 10' 40" E 1054.53 feet to an iron pin; thence S 55° 04' 07" E 1100.19 feet to an iron pin; thence S 54° 45' 13" W 675.00 feet to an iron pin; thence S 30° 45' 10" E 1000.00 feet to an iron pin; thence S 60° 14' 55" E 300.00 feet to the point of beginning, said tract containing 18.60 Acres, more or less.

Being the same property conveyed to C. Courtney Elliott and wife, Phyllis T. Elliott by Warranty Deed from Robert A. Dunn and Walton L. Dunn, recorded on the 25th day of November, 1997 in Deed Book 10696, Page 400, in the Register's Office of Davidson County, Tennessee.

C. Courtney Elliott having since died on 09/13/2014 leaving Phyllis T. Elliott, as surviving tenant by the entirety.

This is ☒ improved or ☐ unimproved property located at: **8548 Cub Creek Road, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2019 taxes have been prorated between the parties as of the date of this instrument, with the Buyer paying their prorated share thereof to the Seller who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of December, 2019.

GRANTOR:

Phyllis T. Elliott

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Phyllis T. Elliott, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of December, 2019.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission expires: _____